

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
S/S North Tyrone Road, 360 ft.
E of Armagh Drive
203 N. Tyrone Road
9th Election District
4th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-446-A

Joseph P. Connor, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 1 ft. and 5 ft., respectively, in lieu of the required 10 ft.; and a variance to allow a rear yard setback of 25 ft., in lieu of the required 30 ft. in a D.R. 5.5 zone, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of June, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 1 ft. and 5 ft., respectively, in lieu of the required 10 ft.; and a variance to allow a rear yard setback of 25 ft., in lieu of the required 30 ft., in a D.R. 5.5 zone, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/23/92
By Th. Gorch

LES:mmm

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 22, 1992

Mr. and Mrs. Joseph P. Connor
203 Tyrone Road
Baltimore, Maryland 21212

RE: Petition for Residential Zoning Variance
Case No. 92-446-A

Dear Mr. and Mrs. Connor:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

MICROFILMED

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and lot attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations to allow a side yard setback of 1' and 5' respectively in lieu of the required 10' and a rear yard setback of 25' in lieu of the required 30' in a DR 5.5 zone.

- 1) The addition was built by a prior owner in 1981 and Petitioners purchased the property with the addition already built and occupied in July of 1985.
- 2) When Petitioners purchased the property the title company did not note the existence of the addition as a violation of the zoning setback requirements; the improvements were part of the house and thus part of the consideration for the purchase price paid by Petitioners.
- 3) The only way to comply with the side yard setback requirement would be to demolish the entire addition, which would constitute waste and a substantial expense. Property is to be subdivided and/or posted as prescribed by Zoning Regulations. To Petitioners.

We agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

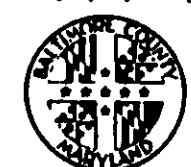
We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:
(Type or print name)
(Signature)
Address
City State Zip Code
Attorney for Petitioner:
(Type or print name)
(Signature)
Address
City State Zip Code
Baltimore MD 21212
Baltimore MD 21204 296-8823
Joseph P. Connor

203 N. Tyrone Rd. 377-2992
Baltimore MD 21212
203 N. Tyrone Rd. 377-2992 W-584-8081

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of June, 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

RECEIVED BY DATE 5-8-92
ESTIMATED POSTING DATE 5-24-92 ESTIMATED CLOSING DATE 6-8-92



ZONING COMMISSIONER OF BALTIMORE COUNTY

FORM #

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

GERHOLD, CROSS & ETZEL

May 7, 1992

Description
To Accompany Zoning Petition
5629 Square Foot or 0.129 Acre Parcel of Land
South Side of North Tyrone Road
Northeast of Armagh Drive
Ninth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances, measured from the intersection of the centerline of Armagh Drive, with the centerline of North Tyrone Road (1) Northeasterly 350 feet, more or less, measured along the centerline of North Tyrone Road and thence running (2) Southeasterly at right angles to said centerline 17.5 feet, more or less, thence leaving said point of beginning and running and bearing on the southeast side of North Tyrone Road, (1) North 77 degrees 16 minutes East 60.00 feet, thence leaving said southeast side of North Tyrone Road and running the three following courses and distances, viz (2) South 12 degrees 44 minutes East 98.75 feet, (3) South 77 degrees 16 minutes West 54.00 feet and (4) North 16 degrees 13 minutes West 98.93 feet to the point of beginning.

Containing 5629 square feet or 0.129 of an Acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9
Posted for: Variance
Petitioner: Joseph P. & Gloria G. Connor
Location of property: 5629 North Tyrone Rd. 350' E of Armagh Dr.
203 N. Tyrone Rd.
Location of Sign: 203 N. Tyrone Rd.
Number of Signs: 1
Date of Posting: 5/22/92
Date of Return: 5/24/92
Number of Signs: 1

MICROFILMED

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/8/92

5/13/92 H9200467
PUBLIC HEARING FEES QTY PRICE
010 - ZONING VARIANCE (IRL) 1 X \$50.00
080 - POSTING SIGNS / ADVERTISING 1 X \$35.00
TOTAL: \$85.00
LAST NAME OF OWNER: CONNOR

Please Make Checks Payable To: Baltimore County

Cashier Validation

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

May 18, 1992

887-3353

Joseph and Gloria Connor
203 N. Tyrone Street
Baltimore, Maryland 21212

Re: CASE NUMBER: 92-446-A
LOCATION: S/S N. Tyrone Road, 350' E of Armagh Drive
203 N. Tyrone Road
9th Election District - 4th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before May 24, 1992. The closing date is June 8, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

LAWRENCE E. SCHMIDT
Zoning Commissioner, Baltimore County

cc: Michael P. Tanczyn, Esq.

MICROFILMED

Armagh Village
Improvement Association, Inc.
Baltimore, Maryland 21212

467

May 1, 1992

Office of Planning & Zoning
Baltimore County
County Courts Building
Towson, Maryland 21204

92-446-A

SUBJECT: Request for Zoning Variance - 203 N. Tyrone Road,
Owner - Joe & Gee Gee Connor

The home on the above mentioned property had an addition made to it (added bath) some ten years ago.

At a later date it was found that this addition extended into the required set back from the adjoining property. This was as a result of a survey of the property, for sale purposes, and not from any complaint filed by surrounding neighbors or the Armagh Village Improvement Association.

Mr. Connor has advised the Association that he was going to seek the required variance so this property would be within the law.

As President of the Armagh Village Improvement Association, I wish to advise the Office of Planning & Zoning that our Association has no reason to oppose Mr. Connor's request for the variance and are unaware of anyone within the neighborhood who intends to oppose.

This error was committed many years ago and Mr. Connor was not the owner then. We see no need for him to suffer a hardship due something he was not responsible for and agree that a variance being issued would keep a possible problem arising in the future, with any future owner.

Sincerely,

Vernon A. Bolte, Jr.

Vernon A. Bolte, Jr.
President,
Armagh Village Improvement Assoc.

MICROFILMED

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

467

92-446-A

Re: Petition for Administrative Variance
Side Set Back - Existing Addition
203 North Tyrone Road
Baltimore, Maryland 21212

Dear Sir :

In regards to the above mentioned Petition, we have no opposition to the granting of a Side Set Back Variance for the existing addition on said property : 203 North Tyrone Road, Baltimore, Maryland.

It is further acknowledged that the addition has been complete for approximately 10 years.

Sincerely,

K.A. Mastropieri

K.A. Mastropieri

205 N. Tyrone Rd. Balt. MD 21212

(Address)

5/7/92

(Date)

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

467

92-446-A

Re: Petition for Administrative Variance
Side Set Back - Existing Addition
203 North Tyrone Road
Baltimore, Maryland 21212

Dear Sir :

In regards to the above mentioned Petition, we have no opposition to the granting of a Side Set Back Variance for the existing addition on said property : 203 North Tyrone Road, Baltimore, Maryland.

It is further acknowledged that the addition has been complete for approximately 10 years.

Sincerely,

Constance A. McCallister

Constance A. McCallister

201 N. Tyrone Rd #21212

(Address)

5/3/92

(Date)

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

467

92-446-A

Re: Petition for Administrative Variance
Side Set Back - Existing Addition
203 North Tyrone Road
Baltimore, Maryland 21212

Dear Sir :

In regards to the above mentioned Petition, we have no opposition to the granting of a Side Set Back Variance for the existing addition on said property : 203 North Tyrone Road, Baltimore, Maryland.

It is further acknowledged that the addition has been complete for approximately 10 years.

Sincerely,

Thomas C. Price, Jr.

Thomas C. Price, Jr.

202 South Tyrone Rd. - 21212

(Address)

5/2/92

(Date)

MICROFILMED

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

467

92-446-A

Re: Petition for Administrative Variance
Side Set Back - Existing Addition
203 North Tyrone Road
Baltimore, Maryland 21212

Dear Sir :

In regards to the above mentioned Petition, we have no opposition to the granting of a Side Set Back Variance for the existing addition on said property : 203 North Tyrone Road, Baltimore, Maryland.

It is further acknowledged that the addition has been complete for approximately 10 years.

Sincerely,

Mr. & Mrs. Arthur L. Simpson

(Owners)

204 South Tyrone Rd. Baltimore MD 21212

(Address)

April 30th, 1992

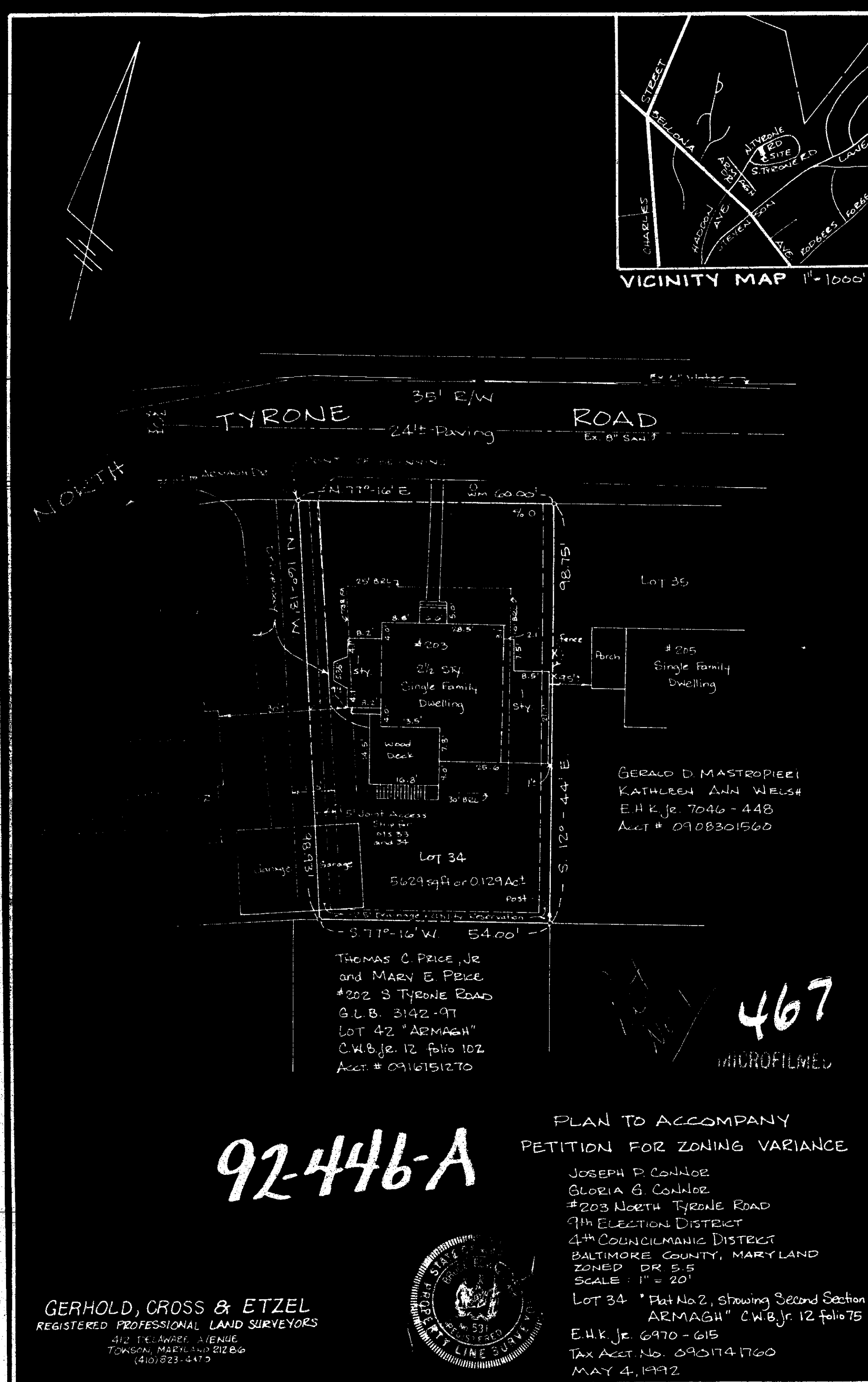
(Date)

MICROFILMED



MICROFILMED





IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
S/S North Tyrone Road, 360 ft.
E of Armagh Drive
203 N. Tyrone Road
9th Election District
4th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-446-A

Joseph P. Connor, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 1 ft. and 5 ft., respectively, in lieu of the required 10 ft.; and a variance to allow a rear yard setback of 25 ft., in lieu of the required 30 ft. in a D.R. 5.5 zone, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of June, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 1 ft. and 5 ft., respectively, in lieu of the required 10 ft.; and a variance to allow a rear yard setback of 25 ft., in lieu of the required 30 ft., in a D.R. 5.5 zone, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/23/92
By Th. Gorch

LES:mmm

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 22, 1992

Mr. and Mrs. Joseph P. Connor
203 Tyrone Road
Baltimore, Maryland 21212

RE: Petition for Residential Zoning Variance
Case No. 92-446-A

Dear Mr. and Mrs. Connor:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

MICROFILMED

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and lot attached hereto and made a part hereof, petition for a Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations to allow a side yard setback of 1' and 5' respectively in lieu of the required 10' and a rear yard setback of 25' in lieu of the required 30' in a DR 5.5 zone.

- The addition was built by a prior owner in 1981 and Petitioners purchased the property with the addition already built and occupied in July of 1985.
- When Petitioners purchased the property the title company did not note the existence of the addition as a violation of the zoning setback requirements; the improvements were part of the house and thus part of the consideration for the purchase price paid by Petitioners.
- The only way to comply with the side yard setback requirement would be to demolish the entire addition, which would constitute waste and a substantial expense. Property is to be subdivided and/or posted as prescribed by Zoning Regulations. To Petitioners.

We agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

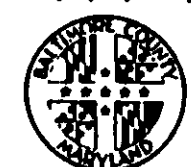
We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:
(Type or print name)
(Signature)
Address
City State Zip Code
Attorney for Petitioner:
(Type or print name)
(Signature)
Address
City State Zip Code
Name, address and phone number of owner, contracted purchaser or representative to be contacted regarding this petition.
Name
Address
City State Zip Code
Phone

Legal Owner(s):
(Type or print name)
(Signature)
Address
City State Zip Code
Name, address and phone number of owner, contracted purchaser or representative to be contacted regarding this petition.
Name
Address
City State Zip Code
Phone

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of June, 1992, that the subject matter of this petition be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

RECEIVED BY DATE 5-8-92
ESTIMATED POSTING DATE 5-24-92 ESTIMATED CLOSING DATE 6-8-92



ZONING COMMISSIONER OF BALTIMORE COUNTY

FORM #

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

GERHOLD, CROSS & ETZEL

May 7, 1992

Description
To Accompany Zoning Petition
5629 Square Foot or 0.129 Acre Parcel of Land
South Side of North Tyrone Road
Northeast of Armagh Drive
Ninth Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the two following courses and distances, measured from the intersection of the centerline of Armagh Drive, with the centerline of North Tyrone Road (1) Northeasterly 350 feet, more or less, measured along the centerline of North Tyrone Road and thence running (2) Southeasterly at right angles to said centerline 17.5 feet, more or less, thence leaving said point of beginning and running and binding on the southeast side of North Tyrone Road, (1) North 77 degrees 16 minutes East 60.00 feet, thence leaving said southeast side of North Tyrone Road and running the three following courses and distances, viz (2) South 12 degrees 44 minutes East 98.75 feet, (3) South 77 degrees 16 minutes West 54.00 feet and (4) North 16 degrees 13 minutes West 98.93 feet to the point of beginning.

Containing 5629 square feet or 0.129 of an Acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9
Posted for: Variance
Petitioner: Joseph P. & Gloria G. Connor
Location of property: S/S North Tyrone Rd. 350' E of Armagh Rd.
203 N. Tyrone Rd.
Location of Sign: 203 N. Tyrone Rd.
Number of Signs: 1
Date of Posting: 6/22/92
Date of Return: 6/23/92
Number of Signs: 1
MICROFILMED

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

PAID PER HAND-WRITTEN RECEIPT DATED 5/8/92
5/13/92 H9200467
PUBLIC HEARING FEES QTY PRICE
010 -ZONING VARIANCE (IRL) 1 X \$50.00
080 -POSTING SIGNS / ADVERTISING 1 X \$35.00
TOTAL: \$85.00
LAST NAME OF OWNER: CONNOR
Please Make Checks Payable To: Baltimore County

Cashier Validation

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

May 18, 1992

887-3353

Joseph and Gloria Connor
203 N. Tyrone Street
Baltimore, Maryland 21212

Re: CASE NUMBER: 92-446-A
LOCATION: S/S N. Tyrone Road, 350' E of Armagh Drive
203 N. Tyrone Road
9th Election District - 4th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before May 24, 1992. The closing date is June 8, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

LAWRENCE E. SCHMIDT
Zoning Commissioner, Baltimore County

cc: Michael P. Tanczyn, Esq.

MICROFILMED

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number

Date 5-8-92
Residential Variance (Administrative)
Filing Fee \$50.00
Sign 35.00
TOTAL \$85.00
Joseph P. Connor
203 N. Tyrone Rd
21204
Please Make Checks Payable To: Baltimore County

Cashier Validation

MICROFILMED

Armagh Village
Improvement Association, Inc.
Baltimore, Maryland 21212

467

May 1, 1992

Office of Planning & Zoning
Baltimore County
County Courts Building
Towson, Maryland 21204

92-446-A

SUBJECT: Request for Zoning Variance - 203 N. Tyrone Road,
Owner - Joe & Gee Gee Connor

The home on the above mentioned property had an addition made to it (added bath) some ten years ago.

At a later date it was found that this addition extended into the required set back from the adjoining property. This was as a result of a survey of the property, for sale purposes, and not from any complaint filed by surrounding neighbors or the Armagh Village Improvement Association.

Mr. Connor has advised the Association that he was going to seek the required variance so this property would be within the law.

As President of the Armagh Village Improvement Association, I wish to advise the Office of Planning & Zoning that our Association has no reason to oppose Mr. Connor's request for the variance and are unaware of anyone within the neighborhood who intends to oppose.

This error was committed many years ago and Mr. Connor was not the owner then. We see no need for him to suffer a hardship due something he was not responsible for and agree that a variance being issued would keep a possible problem arising in the future, with any future owner.

Sincerely,

Vernon A. Bolte, Jr.

Vernon A. Bolte, Jr.
President,
Armagh Village Improvement Assoc.

MICROFILMED

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

467

92-446-A

Re: Petition for Administrative Variance
Side Set Back - Existing Addition
203 North Tyrone Road
Baltimore, Maryland 21212

Dear Sir :

In regards to the above mentioned Petition, we have no opposition to the granting of a Side Set Back Variance for the existing addition on said property : 203 North Tyrone Road, Baltimore, Maryland.

It is further acknowledged that the addition has been complete for approximately 10 years.

Sincerely,

K.A. Mastropieri

K.A. Mastropieri

205 N. Tyrone Rd. Balt. MD 21212

(Address)

5/7/92

(Date)

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

467

92-446-A

Re: Petition for Administrative Variance
Side Set Back - Existing Addition
203 North Tyrone Road
Baltimore, Maryland 21212

Dear Sir :

In regards to the above mentioned Petition, we have no opposition to the granting of a Side Set Back Variance for the existing addition on said property : 203 North Tyrone Road, Baltimore, Maryland.

It is further acknowledged that the addition has been complete for approximately 10 years.

Sincerely,

Constance A. McCallister

Constance A. McCallister

201 N. Tyrone Rd #21212

(Address)

5/3/92

(Date)

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

467

92-446-A

Re: Petition for Administrative Variance
Side Set Back - Existing Addition
203 North Tyrone Road
Baltimore, Maryland 21212

Dear Sir :

In regards to the above mentioned Petition, we have no opposition to the granting of a Side Set Back Variance for the existing addition on said property : 203 North Tyrone Road, Baltimore, Maryland.

It is further acknowledged that the addition has been complete for approximately 10 years.

Sincerely,

Thomas C. Price, Jr.

Thomas C. Price, Jr.

202 South Tyrone Rd. - 21212

(Address)

5/2/92

(Date)

MICROFILMED

Zoning Commissioner
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

467

92-446-A

Re: Petition for Administrative Variance
Side Set Back - Existing Addition
203 North Tyrone Road
Baltimore, Maryland 21212

Dear Sir :

In regards to the above mentioned Petition, we have no opposition to the granting of a Side Set Back Variance for the existing addition on said property : 203 North Tyrone Road, Baltimore, Maryland.

It is further acknowledged that the addition has been complete for approximately 10 years.

Sincerely,

Mr. & Mrs. Arthur L. Simpson

(Owners)

204 South Tyrone Rd. Baltimore MD 21212

(Address)

April 30th, 1992

(Date)

MICROFILMED



MICROFILMED



